

Approved: 3.19.2015  
Distributed: 3.23.2015

ZONING BOARD OF APPEALS  
IPSWICH, MASSACHUSETTS

Meeting Minutes  
January 15, 2015

Pursuant to a written notice posted by the Town Clerk and delivered to all Board members, the Ipswich Zoning Board of Appeals held a meeting on Thursday January 15, 2015 at 7:30 p.m. in room A at the Town Hall. Members attending were Chairman Robert Gambale, Benjamin Fierro, Roger LeBlanc, Lewis Vlahos, William Page and Administrative Assistant to the Board Marie Rodgers.

Citizen Queries: There were none.

Chairman Gambale announced the **request** from Attorney Mead **to continue** the public hearing for **2 East Street - Raymond and Margaret Morley** petitioning the Zoning Board of Appeals to overturn the Building Inspector's decision pursuant to Section II (B) (1) and (2) and III to cease and desist the use of the decks as an extended dining room seasonally; requests the Zoning Board of Appeals to uphold the Building Inspector's determination that the use as an Inn continue; requests the Zoning Board of Appeals to uphold the Building Inspector's decision that the use of the dining room constructed in 2007 be permitted to continue; all located at 2 East Street, also known as the Ipswich Inn. Map 31C – Lot 94; to the Board's next regularly scheduled meeting in February in a letter dated 1.13.2015.

Chairman Gambale announced the **request** from Attorney Greenough **to continue** the public hearing for **2 East Street - Sydney W. Phillips, Craig Allen Hanson and Grace R. Hanson** requesting the Zoning Board of Appeals to overturn the Building Inspector's decision to not take action pursuant to Section II (B) section IV (B) (2) pertaining to certain current uses on property located at 2 East Street, also known as the Ipswich Inn. Map 31C – Lot 94; (continued from the June, July, August, September, October and November meetings) to the Board's February 12, 2015 in a letter dated 1.13.2015.

*In accordance with the revised Open Meeting Law effective July 1, 2010 all documents and exhibits used by the Appeals Board in an open session are listed below: six pages dated 1/7/2015 submitted by John Schuchardt, House of Peace; e-mail from The House of Peace, dated 1.9.2015 8:22 a.m. and three page document attached in an e-mail dated 1.9.202015 from Attorney Lisa Mead.*

*Letter dated 1.13.2015 request from Attorney Mead to continue the public hearing to the February meeting of the ZBA..*

*Letter dated 1.13.2015 request from Attorney Greenough to continue the public hearing to the February meeting of the ZBA.*

Public Hearing:

**32 Northridge Road**, Robert Bonsignore requests a Special Permit pursuant to Sections XI.J and VI.F, Footnote 2, for a reduction of the left side setback of no more than 50% of the requirement as established in VI.B Table of Dimensional and Density Regulations to construct a detached two-car garage. Chairman read the legal ad and opened the public hearing at 7:35 pm.

Architect Ken Savoie was present representing the Petitioner who was not present, but arrived later in the meeting. Mr. Savoie explained the proposal, and indicated that it is the same proposal that the Board granted a special permit in October of 2012; there were no changes.

The Board discussed the proposal for a setback no closer than five feet to the left lot line and criteria for a special permit and made findings.

Chairman asked if the Petitioner had any further comments, he did not, Chairman Gambale moved to close the public hearing, Mr. Fierro seconded, no negative votes were voiced and the Chair declared the public hearing closed.

Marie Rodgers Administrative Assistant informed the Board that there were abutters in the audience. Chairman moved to reopen the public hearing, Mr. Fierro seconded, no negative votes were voiced and the Board proceeded to hear objections from the abutters.

Christina Christoforo at 36 North Ridge Rd spoke in opposition and of safety concerns when walking along North Ridge Road.

Paul Vlacour direct abutter at 34 North Ridge Road submitted an e-mail from Tom Moriello, his neighbor at 30 North Ridge Road dated 1.10.2015. (hereby incorporated by reference) In the letter he stated his fence was breached during snow removal, and opined the size of the proposed structure, five feet from his lot line, would be intrusive.

Chair noted that the reference to a variance request was incorrect; it was a special permit request.

Paul Valcour 34 North Ridge Road proceeded to express his disapproval, citing no room for snow storage, potential for water drainage on to adjacent properties. Additionally, he expressed concerns for service trucks, such as the septic system pump out and propane delivery trucks ability to maneuver.

Patsy Valcour 34 North Ridge Road stated her objections and disapproval.

Discussion took place between the Board, Mr. Savoie and the abutters regarding the layout of the driveway and the building and the site plan. The Petitioner Robert Bonsignore arrived 8:16 p.m. Further discussion was held regarding the right of way and configuration of the plans. Mr. Savoie spoke to post construction catch basins with storm water cisterns tanks to mitigate water runoff.

Mr. Fierro reviewed the criteria and the Board found that the proposal would be an improvement and increase property values, there's adequate parking and no negative impacts on neighborhood character or the natural environment.

#### **MOTION:**

**Mr. Page moved the Board grant the Special Permit as requested by the Petitioner subject to Sections XI.J and VI.F, Footnote 2, as proposed in plan titled PERMIT PLAN prepared for Robert J Bonsignore dated 5.2.2012. Mr. Vlahos seconded. The motion passed unanimously with a roll call vote.**

**Gambale, yes; Fierro; yes; LeBlanc, yes; Vlahos, yes; and Page, yes.**

*In accordance with the revised Open Meeting Law effective July 1, 2010 all documents and exhibits used by the Appeals Board in an open session are listed below: ZBA Petition with supporting documentation.*

#### **Approval of Minutes –**

Mr. Fierro moved to approve meeting minutes of 10.30.2014 and 11.20.2014 with minor edits. Mr. Gambale seconded, the motion passed unanimously. ((10.30.2014 and 11.20. 2014 meeting minutes hereby incorporated by reference)

**Adjourn** - As there was no further business, the Board unanimously voted to adjourn at 8:47 p.m.

Respectfully submitted,

Marie Rodgers  
Administrative Assistant

These minutes were approved by the Board on March 19, 2015